

## RESOLUTION

A RESOLUTION TO SET STANDARD MINIMUM LOT SIZE FOR STRUCTURES USING ON SITE SEWAGE MANAGEMENT SYSTEMS IN ACCORDANCE WITH GEORGIA STATE LAW AND PURSUANT TO THE AUTHORITY VESTED IN THE COUNTY BOARD OF HEALTH UNDER THE OFFICIAL CODE OF GEORGIA, VOLUME 23, (31-3-4 through 6) and (31-5-1).

BE IT RESOLVED by the Board of Health of Dawson County, Georgia, and it is resolved by the authority of the same as follows:

### ONE

#### DEFINITIONS

The terms as used in this resolution shall have the meanings ascribed to them by the Georgia Department of Human Resources, Public Health Section, Rules for On Site Sewage Management Systems, Chapter-5-26.

### TWO

#### PROVISIONS

The general provisions as used in this resolution shall have the meanings ascribed to them by the Georgia Department of Human Resources, Public Health Section, Rules for On Site Sewage Management Systems, Chapter 290-5-26, except for the following:

- a) **Soil Information Required:** No parcel of land will be approved for an on site sewage management system without soil information presented in the manner prescribed by the Manual for On Site Sewage Management Systems. Soil information must be provided for the entire lot or one acre, whichever is less.
- b) **Properties served by a community sewage system, not exceeding 10,000 gallons per day usage, shall meet the minimum lot size requirements. The combination of the individual properties and the area for the on site sewage management system must average to meet the requirements needed for the total number of lots and gallon per day usage.**
- c) **Easements onto other properties for the installation of on site sewage management systems shall be granted only in cases of repairing an existing system and only when the repair area is not available on the original property.**
- d) **Lot size requirement:** To provide for the orderly and safe development of property utilizing on site sewage management systems, minimum lot sizes are established as follows:

1) **Minimum Lot Sizes:** Lot size requirements are as follows for single family dwellings and other structures including but not limited to: manufactured or mobile homes, stick built homes, modular homes, etc., and individual lots in subdivisions, mobile home parks, and commercial developments. Area requirements for multiple dwellings or structures on a single recorded lot, where not prohibited by local zoning, must be provided in multiples of the following minimum lot sizes for each dwelling or structure to be constructed on the recorded lot. Also, lot-sizing requirements are as follows for multi-family residential dwellings, all other non-single family dwellings and commercial structures. The minimum non-restricted area required for a lot to be accepted is noted in Table 1 below. Subparagraphs i through v below, also apply to lot sizes. Larger lot sizes may be required to meet the requirements of this manual depending on the proposed development of the property. County Zoning Authorities may require larger minimum lot sizes; such establishment of larger minimum lot sizes will take precedence.

**Table 1**

Water Supply	Non-public (Individual)	Public
Minimum Lot Size	65,340 square feet 1 1/2 acre (1.5 acre= 900 gpd)	32,670 square feet 3/4 acre (3/4 acre =900gpd)
Maximum Sewage Flow for Minimum Lot Size	600 gad*	1200 gad*
Formula for Greater Sewage Flows Sewage Flow: Lot Size	$gd\Omega/600=\text{acres}$	$gd\Omega/1200=\text{acres}$

\*Gallons per Acre per Day  
 $\Omega$ Gallons per Day

- i) The above minimum lot sizes are for the typical 3 or 4 Bedroom home with basic appurtenances such as: driveway, minimum number of trees, and water supply line. If commercial structures with higher gallons per day flows, larger homes, swimming pools, tennis courts or outbuildings, etc, are proposed to be constructed or if trees would interfere with installation of an on-site sewage management system, the County Board of Health or its designee will require larger lots to assure useable soil area.
- ii) The County Board of Health or its designee may also require larger lot sizes when physical factors indicate the need to do so. These factors include, but are not limited to, the availability of sufficient unobstructed land areas for an approved on-site sewage management system and approved replacement system, need for subsurface drainage or adverse topographic features.

- iii) The following land areas are not considered as a part of a lot when calculating the required minimum lot size; right of ways of roads, easements (such as power line or pipe line) that exclude installation of an on-site sewage management system, **flood plains**, bodies of water, land within 50 feet of a lake, river, stream, wetland **where the water ponds**, or land within 100 feet of springheads or other bodies of water and **similar** limiting factors. **Also to be excluded when calculating lot size are areas with soil conditions which are unsuitable for on-site sewage management systems, or areas requiring site modifications to allow for on-site sewage management system.**
- iv) There must be an unobstructed area on each lot for the installation of an approved on-site sewage management system and for an approved replacement system area equal to a conventional system or larger area, as appropriate. This will include sufficient area for necessary site modifications for installation of both the initial system and a replacement system. All pertinent County zoning setbacks and other space requirements must also be met.
- v) The maximum daily sewage flow for each lot or parcel of land shall not exceed 600 gpad when served by non-public or individual water supply system or 1200 gpad when served by public water supply system. When sewage flows exceed these quantities (600 or 1200 gpad as indicated) for a given dwelling or structure, the minimum lot size or parcel of land shall be increased proportionally.

Example: Assume a public water supply exists, so 1200 gpad maximum sewage flow allowed and there is a proposed sewage flow of 5,000 gpd. To determine X=the square footage of the lot needed, use the following formula:

$$\begin{aligned}
 X &= \frac{5000 \text{ gal/day}}{1200 \text{ gal acre/day}} \\
 &= 4.17 \text{ acre} \\
 &= 4.17 \text{ acres} \times 43560 \text{ ft.}^2/\text{acre} \\
 &= 181,500 \text{ ft}^2 \text{ area of land needed.}
 \end{aligned}$$

Likewise, for a non-public (individual well) water supply, to determine Y=the Square footage of the lot needed for a proposed sewage flow of 5000 gpd use the following formula:

$$\begin{aligned}
 Y &= \frac{5000 \text{ gal/day}}{600 \text{ gal/acre/day}} \\
 &= 8.33 \text{ acres} \\
 &= 8.33 \text{ acres} \times 43560 \text{ ft}^2/\text{acre} \\
 &= 363,000 \text{ sq. ft area of land needed}
 \end{aligned}$$

- e) **Lots recorded before the effective date of this resolution must meet the required lot size for on site sewage systems applicable at the time they were recorded. An on-site sewage management system permit may be issued provided that the minimum design and construction requirement can be met according to the rules for on-site sewage management systems, Chapter 290-5-26. Those lots must also have an approved replacement area.**